





House with swimming pool and enormous renovation potential in Prat Xirlo, Calella de Palafrugell

A unique property thanks to its generous dimensions, south-facing orientation and exceptional potential for transformation. This spacious detached house is built on a 512 m² plot and enjoys a south-facing orientation, together with a private 4 x 8 metre swimming pool.

The property stands out for its generous spaces and the possibility of significantly reconfiguring the layout, as there are no load-bearing walls inside the house. This makes it an excellent opportunity for a renovation project, allowing the creation of a home completely adapted to the needs and lifestyle of its new owners.

The 119 m² ground floor currently comprises the main living area. It features a spacious entrance hall, a large living-dining room with a fireplace, a generous independent kitchen with a pleasant adjoining sitting room, also with a fireplace, a utility room and a full bathroom. This floor offers some of the greatest potential of the property. Thanks to the absence of load-bearing walls, the kitchen, dining room and living room could be combined to create a spectacular open-plan space approximately 15 metres deep and 8 metres wide at the front of the house. This renovation would create an impressive, spacious and open living area, perfectly connected to the outdoors.

The 112 m² first floor comprises the sleeping area. It features two double bedrooms, a full bathroom and a spacious en-suite bedroom with a large private bathroom equipped with a bathtub and shower. It also includes a cosy reading room, directly connected to the dining room by a staircase, as well as a spacious landing with stair access to the floor below.

On the upper floor, there is a magnificent 65 m² open-plan space with direct access to a terrace. This offers one of the property's most attractive possibilities: creating a spectacular private master suite with a large bedroom, bathroom and dressing room. The existing drainage connections on this floor make it easier to install the bathroom, allowing for the creation of a generous master bedroom with direct access to its own private terrace.

Finally, the basement houses a spectacular 176 m² garage, with space for several vehicles and multiple possibilities for use as storage, a workshop, leisure area or any other purpose.

With an update, the house could be transformed into a contemporary and very spacious residence, featuring a spectacular open-plan living area and a large master suite on the upper floor.

The property has oil-fired central heating and air conditioning.

Transaction	Sale
Category	Single family house
Situation	Ilebeig, Palafrugell, Baix Empordà
Built area	472 m ²
Condition	Good condition
Rooms	4
Bathrooms	3 bathrooms , 1 toilet
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	512 m ²
Balcony	Yes

1.100.000 €



G - 263 kWh/m²
E - 49 kg CO₂/m²